

REPORT TO COUNCIL



Date: May 17, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0106

Owner: 1221900 BC LTD., Inc.No.
BC1221900

Address: 360 Burne Avenue

Applicant: Felix Westerkamp

Subject: Rezoning Application

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z20-0106 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8 District Lot 14 ODYD Plan 1178, located at 360 Burne Avenue, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To rezone the property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to allow for the construction of a carriage house, and to waive the Public Hearing.

3.0 Development Planning

Staff supports the proposal to rezone the property to RU1c – Large Lot Housing with Carriage House to facilitate the construction of a carriage house.

The property is in the City's Heritage Conservation Area where City Policy supports a moderate amount of infill development—provided it is respectful of the surrounding heritage properties (which is ensured through the requirement of a Heritage Alteration Permit [HAP]). Also, the lot is in relatively close proximity to the city's downtown urban centre with its associated amenities and destinations. As such, the lot is in an appropriate location to accommodate a moderate amount of infill development in line with the RU1c zone. Accordingly, the lot has a future land use designation of S2RES – Single / Two Unit Residential, which does support the proposed RU1c zone; and, as such, the proposal advances the Official Community Plan (OCP) goal of promoting a compact urban form.

Any alteration to a property in the Heritage Conservation Area requires an HAP. In this case, an HAP has been applied for and includes the demolition of the existing home, and the addition of a new single family home and carriage house. A Heritage Report from a qualified Heritage Professional was submitted confirming the project meets both the City's Heritage Conservation Area Guidelines as well as the Standards and Guidelines for the Conservation of Historic Places in Canada. Also, Staff have evaluated the proposal against the City's Heritage Conservation Area Guidelines and have determined the proposal substantially meets the guidelines. An HAP will be issued by Staff should Council agree to rezone the property.

4.0 Proposal

4.1 Project Description

The applicant proposes to rezone the property to RU1c – Large Lot Housing with Carriage House to facilitate the construction of a carriage house.

The property is in the City's Heritage Conservation Area, where any alteration to a property requires an HAP. An HAP has been applied for and includes the demolition of the existing home, and the addition of a new single family home and carriage house.

4.2 Site Context

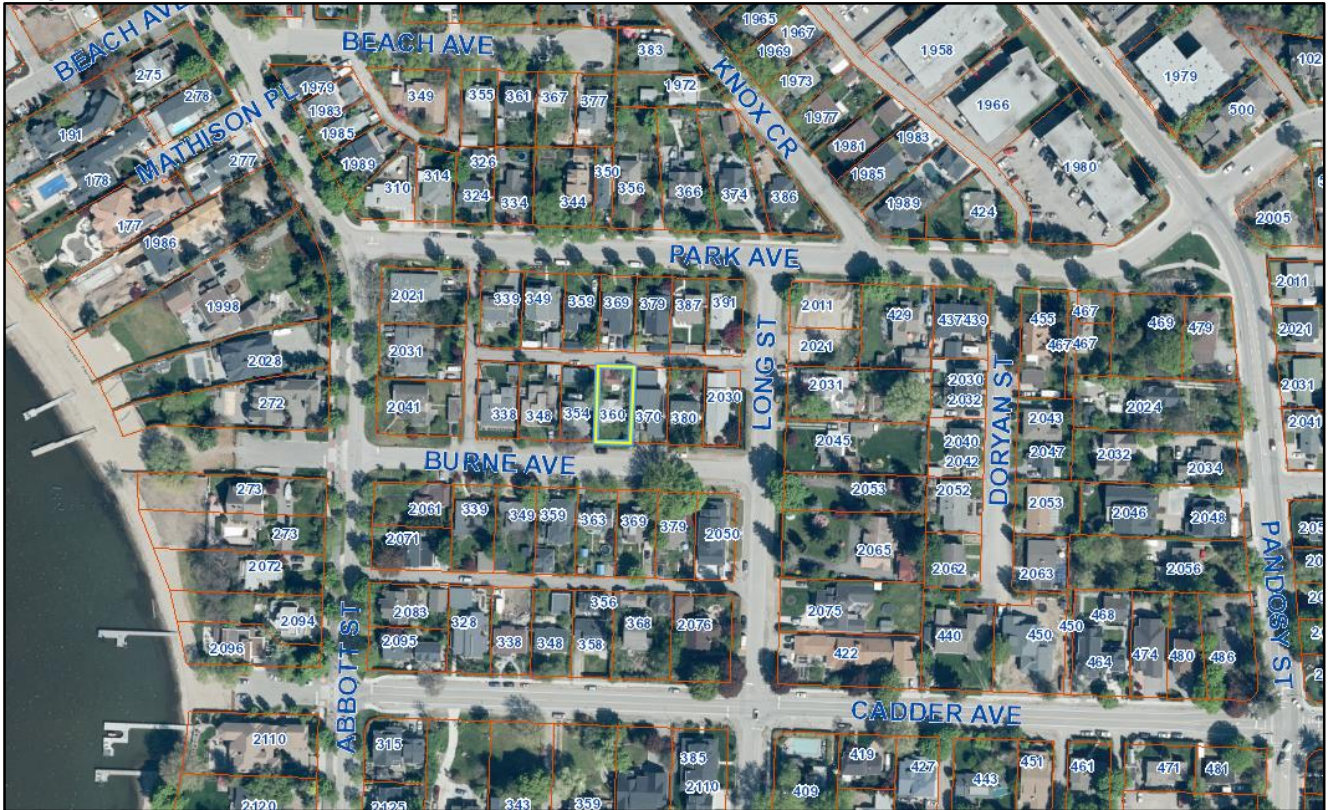
The property is in the City's Heritage Conservation Area in the Central City Sector and is in relatively close proximity to the Downtown Centre. Additionally, the lot has a Walk Score of 70, where 'most errands can be accomplished on foot'.

Several properties in the immediate area have already been rezoned to RU1c.

Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Family Housing
East	RU1 – Large Lot Housing	Single Family Housing
South	RU1 – Large Lot Housing	Single Family Housing
West	RU1 – Large Lot Housing	Single Family Housing

Subject Property Map: 360 Burne Ave



4.3 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas.

Policy .2 **Compact Urban Form**. Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns.

Objective 5.2.2 Ensure context sensitive housing development.

Policy .6 **Sensitive Infill**. Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

Chapter 16: Heritage Conservation Area Guidelines

JUSTIFICATION: The purpose of the Heritage Conservation Area is to sustain the historical legacy of the neighbourhoods shown on Map 9.1. The special qualities of these neighbourhoods will be preserved by ensuring changes complement the established streetscape and maintain the integrity of traditional architectural forms.

5.0 **Application Chronology**

Date of Application Accepted: December 10, 2020
Date Public Consultation Completed: March 25, 2021

Heritage Advisory Committee N/A

Report prepared by: A.D. Thibeault, Planner II

Reviewed by: Jocelyn Black, Urban Planning Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package